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County, which time, place, manner and terms of sale shall be fixed by the mortgagees or party selling, and in the eventof a sale of said property under the power hereby granted, the proceeds arising from such sale to apply, first, to the payment of all expenses incident to said sale, including the taxes assessed on the property hereby mortgaged, and commissions to the party making sale of said property equal to the commissions allowed Trustees for making sale of property by virtue of a Decree of the Circuit Court for Frederick County, sitting in Equity, and a reasonable counsel fee, secondly, to the payment of all claims of the said mortgagees and their personal representatives and assigns under this mortgage whether the same shall have been matured or not, and the surplus, if any, shall be paid to the said mortgagers and their successors or assigns, or to whoever may be entitled to receive the same; and

IT IS FURTHER AGREED that if the property aforesaid shall be advertised for sale and not sold under the provisions of this mortgage, then the party or parties rightfully so advertising the same shall be entitled to one-half the commissions above provided, computed on the amount of the debt hereby secured and remaining unpaid, together with a reasonable counsel fee, expenses of advertising and other legal costs, and the said mortgagors for themselves and for their successors and assigns, do further covenant to insure and pending the existence of this mortgage to keep insured the improvements on the hereby mortgaged property to the amount of at least Five Hundred Twenty-Five bollars, to cause the policy to be so framed or endorsed as in case of fire to enure to the benefit of said mortgagees and their assigns, to the extent of their claim or lien hereunder.

And if the said mortgagors or their heirs or assigns do not pay the premiums on said insurance policies when due, then the said mortgagees or their assigns are hereby authorized to pay the same and the amount so paid, with interest thereon, shall be a lien on said mortgaged property as though included in the first instance of the mortgage itself.

IN TE TIM MY THEREOF WITNESS OUR HANDS AND SEALS ON THE DATE ABOVE WRITTEN.